

Wyomissing Corporate  
Campus  
1166 Spring Street  
Wyomissing, PA 19610



Offering Package



**NAI** Keystone Commercial  
& Industrial, LLC

Commercial Real Estate Services, Worldwide.

Exeter Ridge Corporate Center  
3970 Perkiomen Ave | Suite 200  
Reading, PA 19606

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Check Bryan Cole out on:



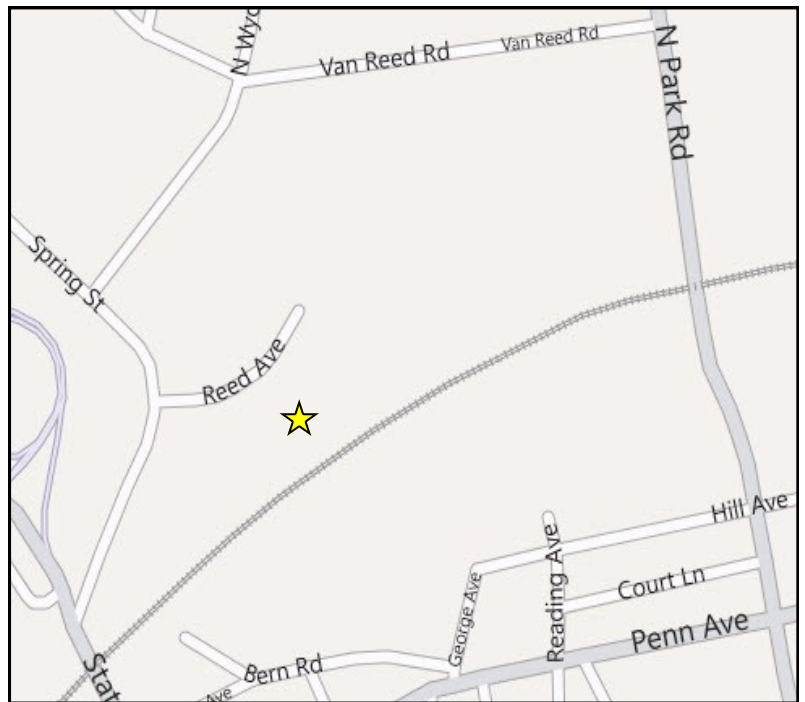


## Highlights

- Total Lease Space of 167,750 SF in Five Buildings
- Spaces Available from 1,335 SF to 43,000 SF
- Strong and Professional Tenant Mix
- Easy Access to Rte. 422 and Rte. 222
- Class A Office Building
- Tenant Specific Space Planning, Interior Build Out, Build-to-Suit Office Buildings
- 37,235 SF Available Immediately



- ### Site Highlights
- Multi Tenanted Office Buildings
  - Professionally Managed
  - High Profile Location
  - All Brick Single Story Office Park
  - Professional Offices in a Campus Setting
  - Conveniently Located for easy Access to the Major Traffic Corridors
  - On-Site Property Management Office





**Property Profiler**

Physical Address 1166 Spring Street  
 County Berks County  
 Municipality/City Wyomissing  
 Nearest MSA Reading  
 Submarket Wyomissing  
 Submarket Type Suburban

Property Type Office  
 Previous/Current Use Office Building  
 Year Built/Renovated 2006, 2009, 2011  
 Property Status Active

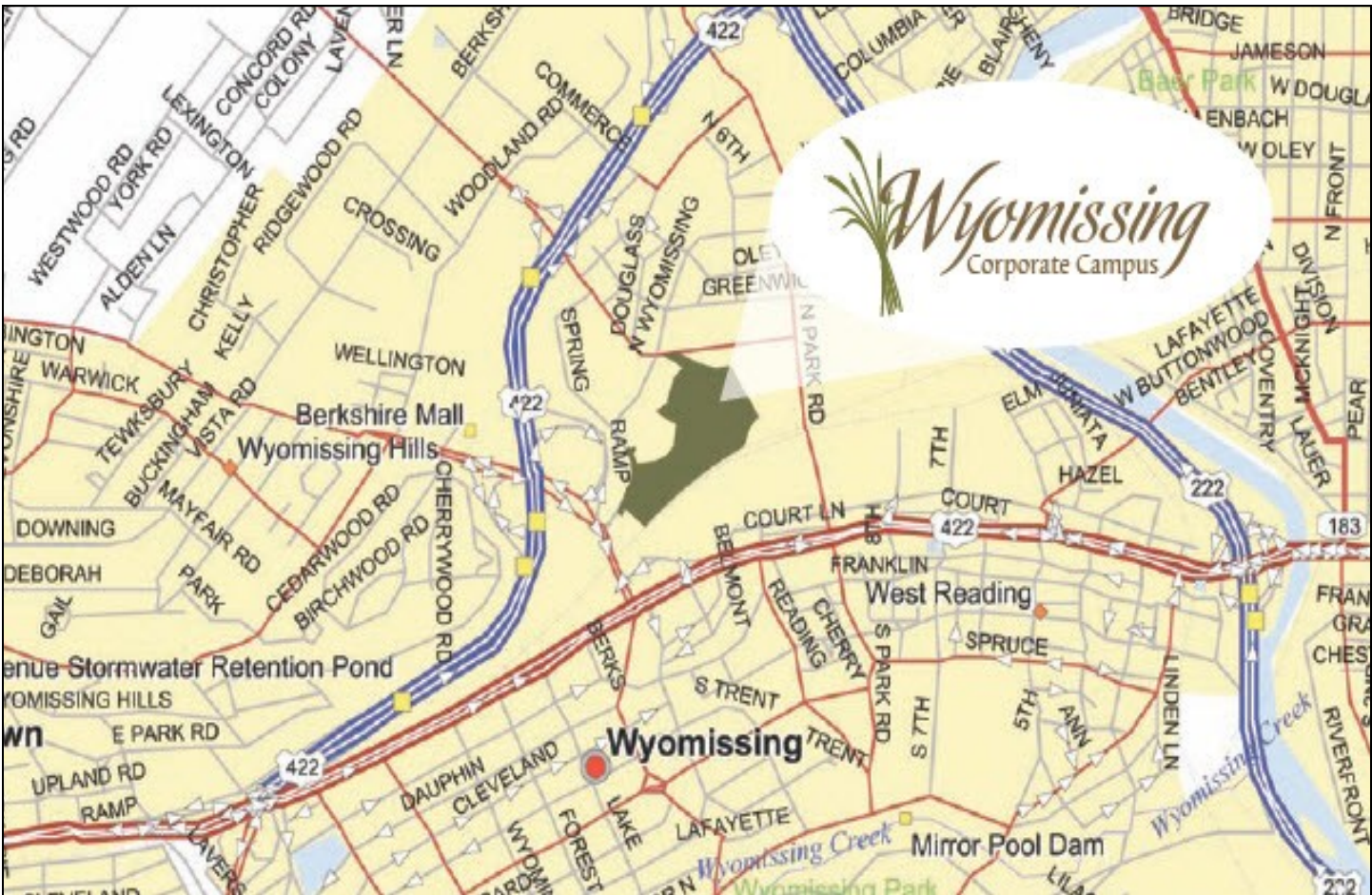
<b>Facility Data</b>		<b>Heat &amp; Electric</b>	
Facility Size:	167,750 SF Total in all Buildings	Heat Type:	Natural Gas - UGI
Typical SF per Floor:	Varies	Heat Source:	Gas
Number of Stories:	Single	Air Conditioning:	Fully
		Lighting:	To be Determined
Common Area:	Office	Internet Access & Data Lines:	DSL, TI Lines
Total Core Factor:	0%- Self Contained	Phone Lines:	Cat 5 Cable
<b>Property Condition</b>		<b>Power &amp; Utilities</b>	
Property Condition:	Good	Sewer:	Public
Roof Type:	Flat	Water:	Public
Construction Type:	Brick		
Flooring Type:	Poured Concrete		
<b>Total Units Available</b>		<b>Operating Expenses</b>	
Bldg.	SF	Available SF	Min. Divisible
Bldg. A	36,000	0	0
Bldg. B	28,050	3,735	1,335
Bldg. C	43,000	43,000	3,500
Bldg. D	33,500	33,500	3,500
Bldg. E	27,200	27,200	3,500
Total	167,750	107,435	
		Real Estate Taxes:	\$174,174
		Total Costs:	\$3.86

Site & Location Data	
Lot Size Acres:	14 Acres Master Campus
Lot Size Square Feet:	0.0003 SF
Topography and Drainage:	Level
Ingress/Egress:	From State Hill Rd to Spring Street
Signage:	Proposed Sign Easement in grassy area outside of fence
Parking Ratio:	5 Spaces Per 1,000 SF
Tax ID:	96-4397-20-80-2881
Highway Access:	Within Close Prox. Of Rte. 222
Water/Sewer:	Public
Zoning:	Commercial
Nearby Amenities:	Hotels, Shopping, Restaurants

**Location Description:**

Wyomissing Corporate Campus is an office campus development for the tenant with image in mind. The campus is a collection of five one story buildings totaling 167,750 SF. The projects quality will be evident with its all brick construction, generous landscaping and ample site lighting. The building and site layout allows the ultimate convenience in parking and direct exterior access to each tenant space while providing a spacious park like setting.

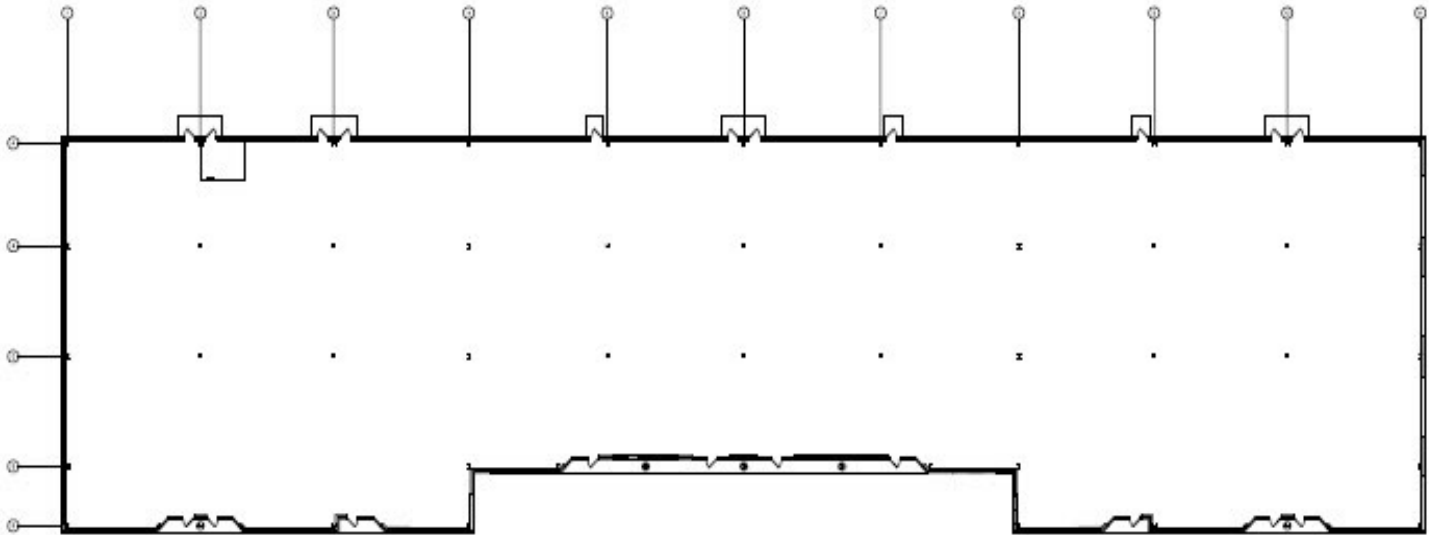
The developer and owner, Wyomissing Associates, is offering this space for lease to professional office users. Spaces are initially available in a single building of 3,500 SF to 43,000 SF. The developer’s designers and leasing professionals will develop tenant build out floor plans, specifications and a lease program to meet the needs of the tenant. Wyomissing Associates has in-house real estate development, leasing and construction professionals with experience in the local market.



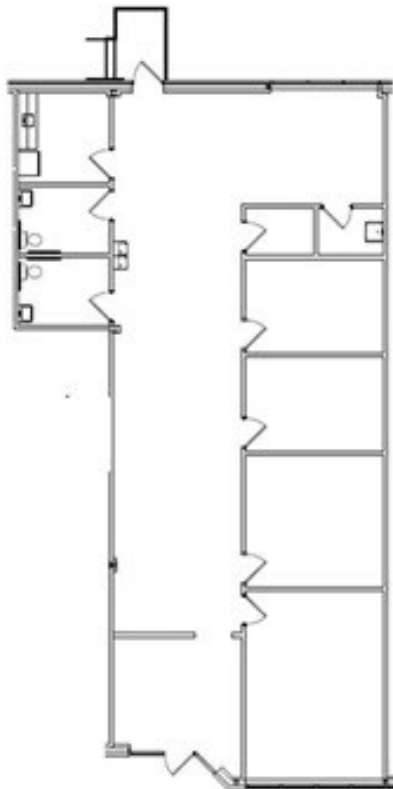
Location Map

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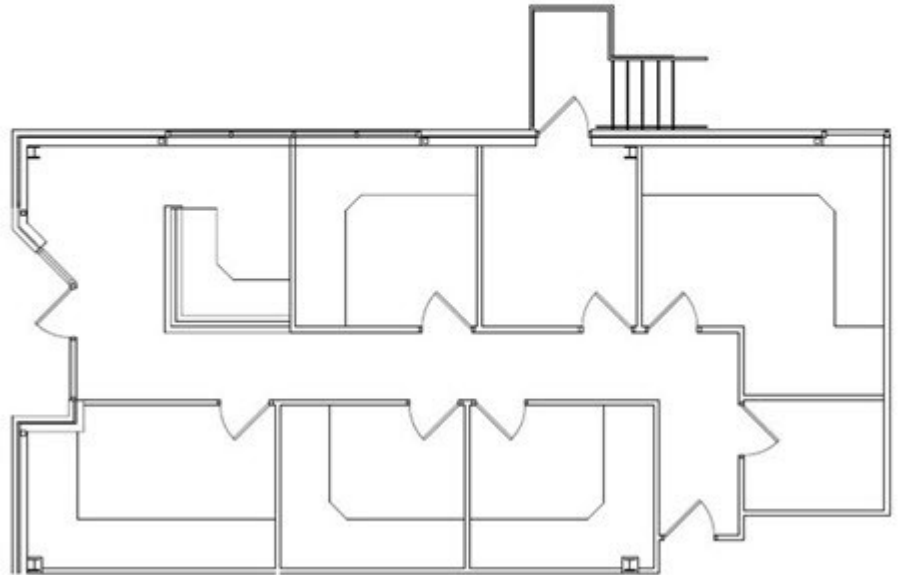
WYOMISSING CORPORATE CENTER  
BUILDING D  
3,700 - 34,770 SF



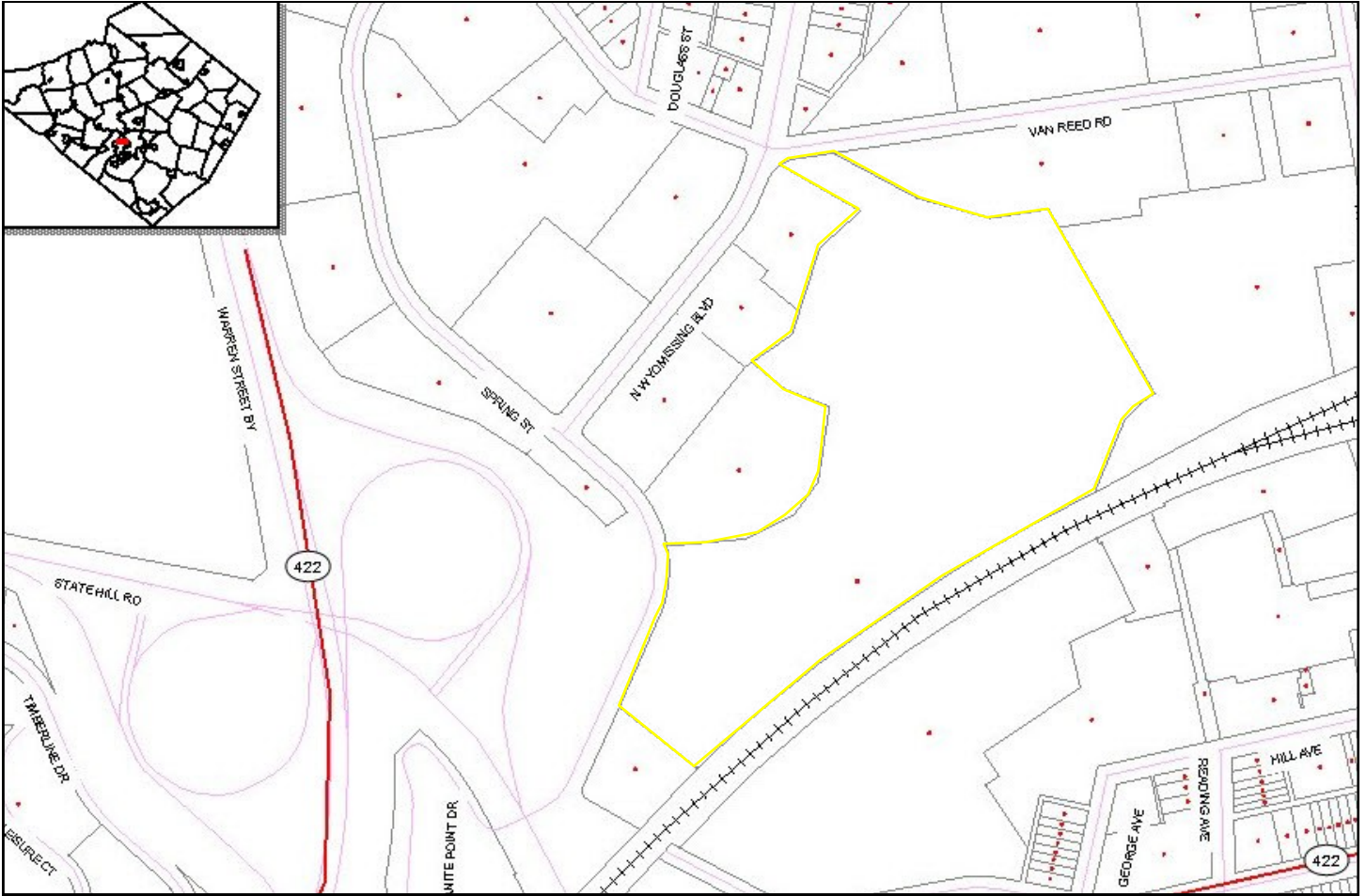
BUILDING - B  
2,400 SF



BUILDING - B  
1,335 SF











**Wyomissing Corporate Campus** is located in the Borough of Wyomissing in Berks County, PA. Berks County is also defined for government statistical purposes as the Reading Metropolitan Statistical Area (“MSA”).

Wyomissing is a suburb of the City of Reading, which is located about 60 miles northwest of Philadelphia, between Allentown and Harrisburg. The Reading MSA has experienced steady population growth over the last two decades, growing at about the same pace as the US, but four times the rate of the State of Pennsylvania. The MSA has added about 72,000 residents since 1990 and currently has more than 400,000 residents.

The recent recession hit the Reading area’s Manufacturing and Construction sectors hard, and the MSA lost about 10,000 jobs. The slowly improving economy has provided a spur for local hiring, and the job base has started to expand. The MSA added about 2,200 jobs in 2010, led by the healthcare and business services industries. Economic projections expect positive job growth to continue this year, leading to 16,000 new jobs by 2015, recouping all the jobs lost in the recession.

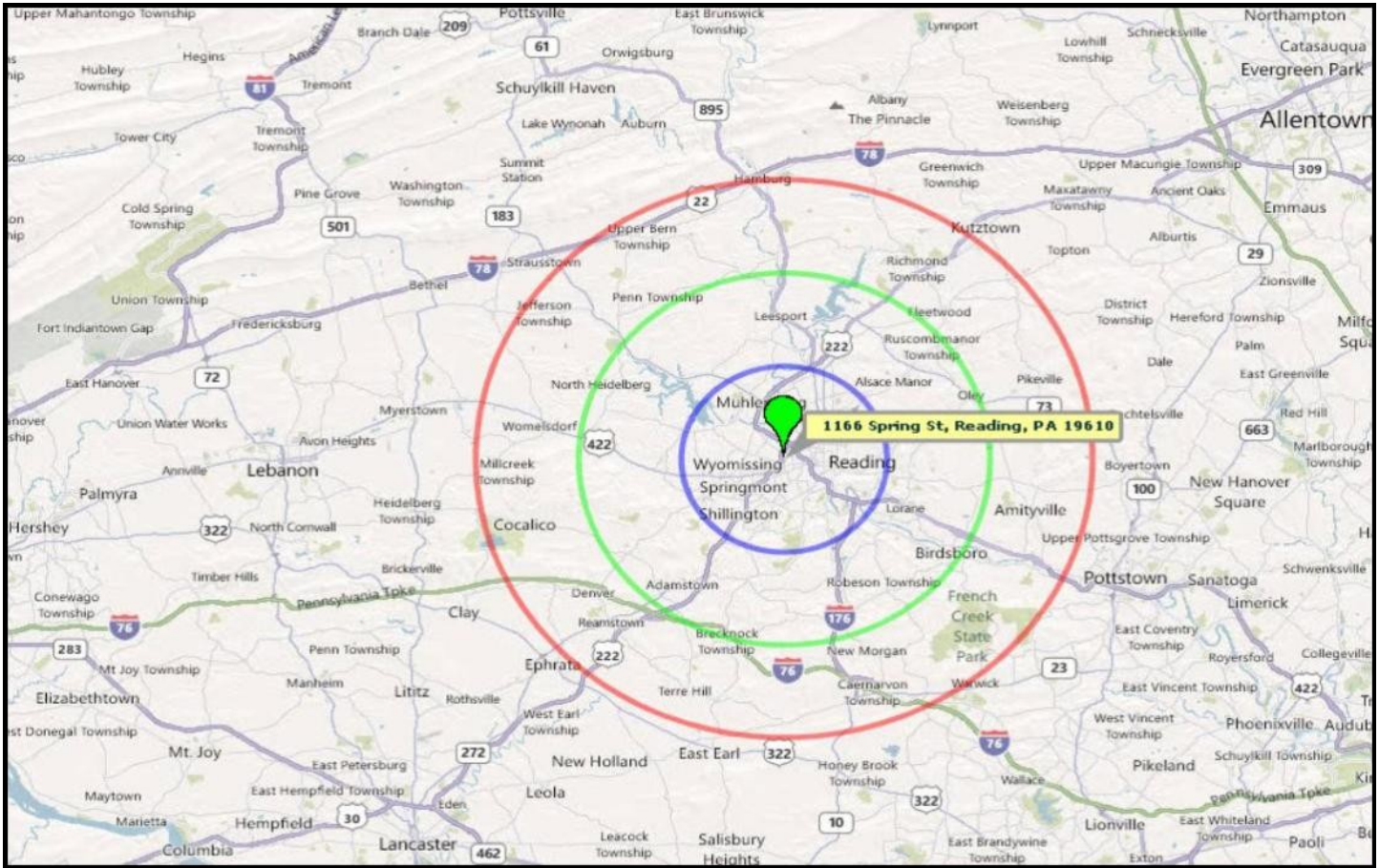
Reading’s economy has its roots in manufacturing and agriculture, and both industries are still important job generators in the area. The area’s low operating costs, low unionization rate, central location among major East Coast markets, and quick access to ports for the export market, have helped the area maintain a solid base of manufacturing, unlike many other similar-sized areas that have lost manufacturing jobs to low-cost locations in the US or abroad. The Reading MSA is home to more than 600 manufacturers, with national prominence in metal fabrication, tooling design, and advanced manufacturing.

While Manufacturing is still a dominant industry in Reading, the Financial Activities and Professional and Business Services sectors have become increasingly important job generators. Reading is a regional hub for several financial and business services institutions – banking, insurance, accounting, legal services, real estate, data processing, call centers and back-office operations are all present in the area. These sectors are the primary suppliers of office space-using employment, and while they suffered significant job losses in the recession, partly due to the widespread financial industry problems, they were able to add jobs in 2010 at a stronger rate than the US. Forecasts call for about 4,000 new office-based jobs to be created in the Reading MSA over the next five years.

The Reading office market (Berks County) has an inventory of 9.6 million square feet (msf) of office space. About 1.1 msf of this space was delivered between 2001 and 2008. The market has been surprisingly resilient, generating positive absorption for each of the last six years, even during the national recession. The vacancy rate has been on a downward path, to its current level of 11.5 percent.

The Wyomissing submarket has 2.6 msf of office space. The submarket experienced solid positive absorption during the period of strong economic growth in the middle of the decade, but absorption turned negative in 2009 and 2010. The submarket’s vacancy rate started the decade in single digits, but as completions outpaced absorption, the rate rose to as high as 22 percent in 2002. Since then, the vacancy rate has generally been on the decline, to its current level of 13.6 percent. The submarket’s current average asking rent of \$20.04 psf is 25 percent higher than the Reading market average, an indication of the appeal of Wyomissing to office tenants.

This section of the Offering Memorandum will analyze the demographic, economic and competitive environment affecting **Wyomissing Corporate Campus**, including identification and analysis of trends in Reading and Wyomissing.



	5 Miles	10 Miles	15 Miles
Total Population	192,046	290,378	393,102
Total Households	74,154	111,106	148,193
Average Household Size	2.49	2.54	2.58
Average Household Income	\$ 61,624	\$ 65,857	\$ 66,835
Median Household Income	\$ 50,416	\$ 56,569	\$ 58,944

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